

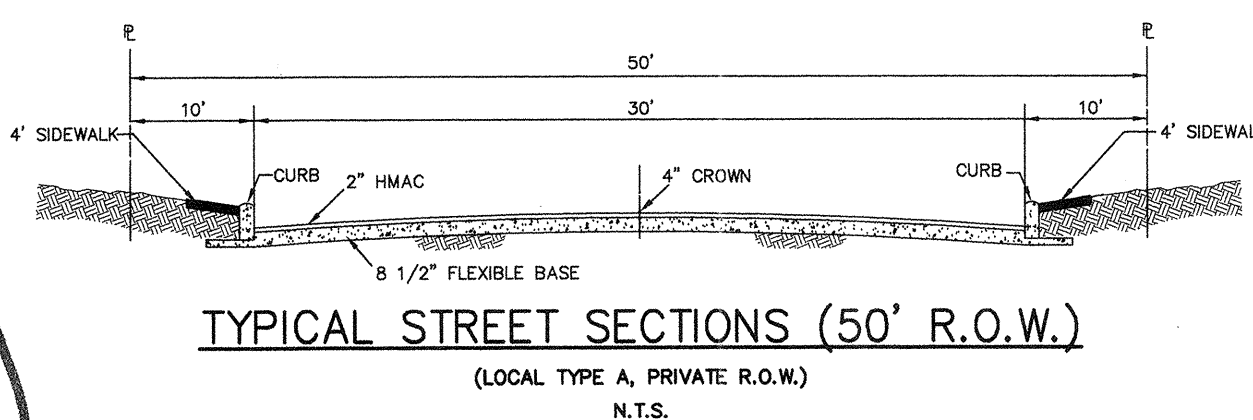
LOCATION MAP
N.T.S.

MISSIONS SPRINGS SCHOOL

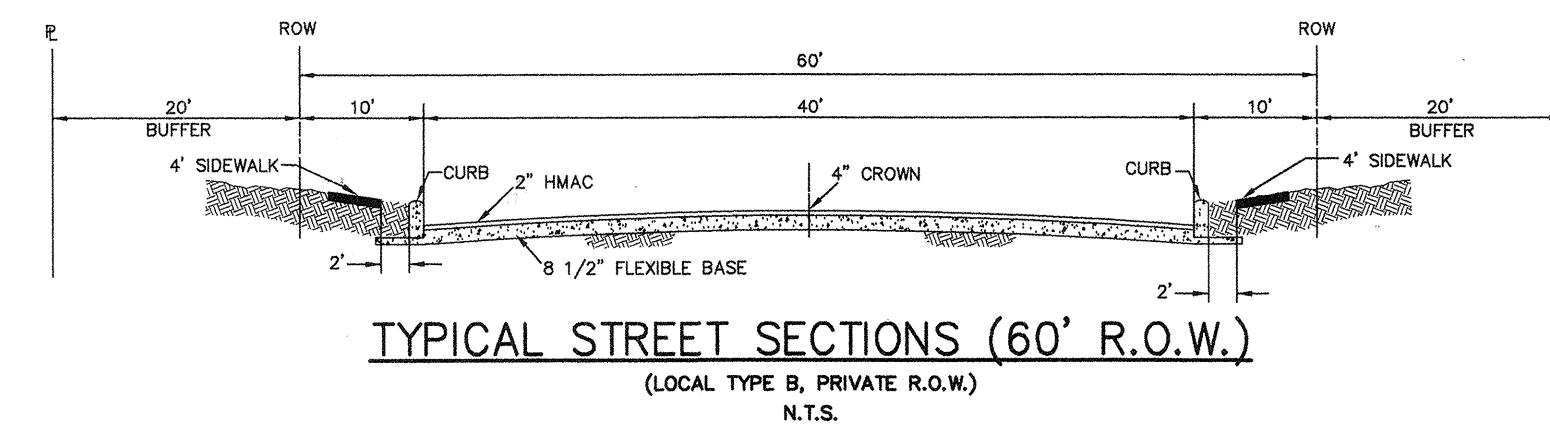
OWNER:
BUCKNER FANNING
EVANGELISTIC FOUNDATION
10500 N. U.S. HWY. 281 STE. 285
SAN ANTONIO, TX 78216

SUPPLEMENTAL NOTIFICATION
LIST FOR AMENDMENT

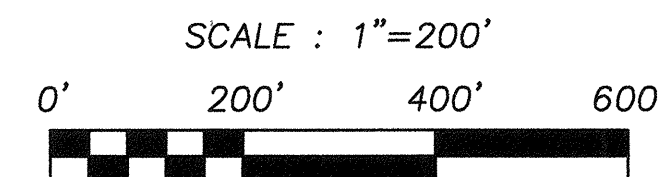
1. MR. & MRS. MOTT
23454 CANYON BRIDGE
SAN ANTONIO, TX 78258
2. MR. & MRS. KENZIE
23450 CANYON BRIDGE
SAN ANTONIO, TX 78258
3. PERRY HOMES
23803 ACORN RIDGE
SAN ANTONIO, TX 78258



TYPICAL STREET SECTIONS (50' R.O.W.)
(LOCAL TYPE A, PRIVATE R.O.W.)
N.T.S.



TYPICAL STREET SECTIONS (60' R.O.W.)
(LOCAL TYPE B, PRIVATE R.O.W.)
N.T.S.



SURVEY NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR THE TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #A11808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D. #A11961) N:13731295.2812 E:2127038.6019 BITTERS, 1953 (P.I.D. #A10072) N:13735584.2745 E:2128377.7379
5. DIMENSIONS SHOWN ARE SURFACE.
6. COMBINED SCALE FACTOR USED IS 0.99987942.
7. BEARINGS MUST BE ROTATED 0° 16' 12" COUNTERCLOCKWISE TO MATCH N.A.D.83

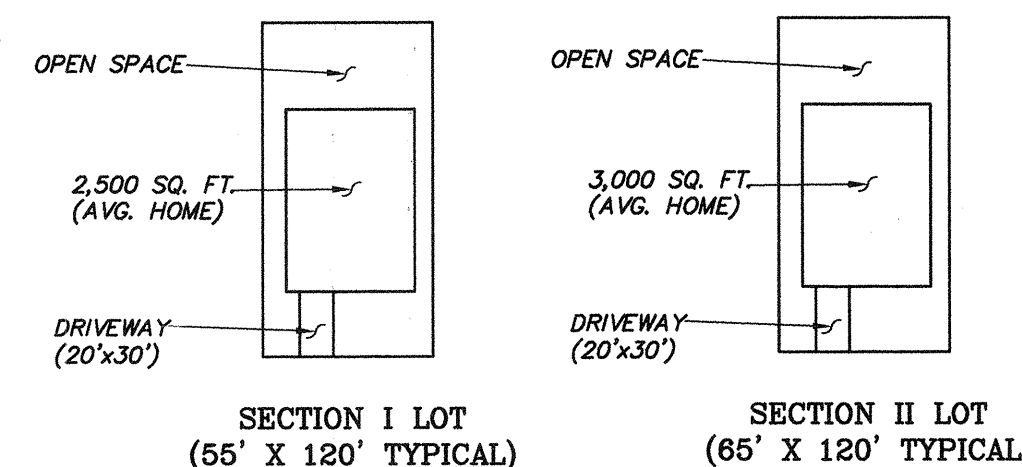
PUD PLAN NOTES:

1. FLOOD PLAIN R.O.W.S ARE TO BE DEDICATED TO THE CITY OF SAN ANTONIO, BEAR COUNTY AND SAN ANTONIO RIVER AUTHORITY. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. 20' BUFFER ZONE IS ALSO A UTILITY, CUT/FILL, DRAINAGE, AND VEHICULAR NON-ACCESS EASEMENT.
6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-3339.
7. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
8. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.

MOUNTAIN LODGE, UNIT-7
OPEN AREA CALCULATIONS

Description	SECTION I	SECTION II	Total
No. of Lots	120	77	197
Gross Area (Ac.)	34.68	22.79	57.47
Building Coverage (Ac.)	9.64	7.07	16.71
Other Coverages (Ac.)			
a. Streets	5.91	2.31	8.22
b. Sidewalks	1.34	0.47	1.81
c. Driveway	1.65	1.06	2.71
Total Coverages (Ac.)	18.54	10.91	29.45
Open Spaces (Ac.)			
a. Greenbelts & Buffer	2.45	0.09	2.54
b. Street Parkway	1.91	0.86	2.77
c. Residential Lots (Yard space only)	11.78	10.93	22.71
Total Open Space (Ac.)	16.14	11.88	28.02

Open Space Ratio = $\frac{28.02}{57.47} \times 100 = 48.8\%$



REASON FOR AMENDMENT

- 1) THE GENERAL PURPOSE OF THIS AMENDMENT IS TO RELOCATE A PORTION OF THE 20' BUFFER ZONE ALONG THE WEST PROPERTY LINES OF LOT 2 THROUGH LOT 11, BLOCK 2, CB 4925 AND ALONG THE EAST RIGHT-OF-WAY LINE OF FAIRWAY BRIDGE. THE BUFFER ZONE SHALL BE RELOCATED TO EAST PROPERTY LINE OF THE INCLUSIVE LOTS, AND ALONG THE WEST RIGHT-OF-WAY LINE OF CANYON BRIDGE.
- 2) THIS AMENDMENT SHALL CAUSE TO SHIFT THE LOT FRONTAGE OF LOTS 2 THROUGH LOT 11, BLOCK 2, CB 4925 FROM CANYON BRIDGE TO FAIRWAY BRIDGE.

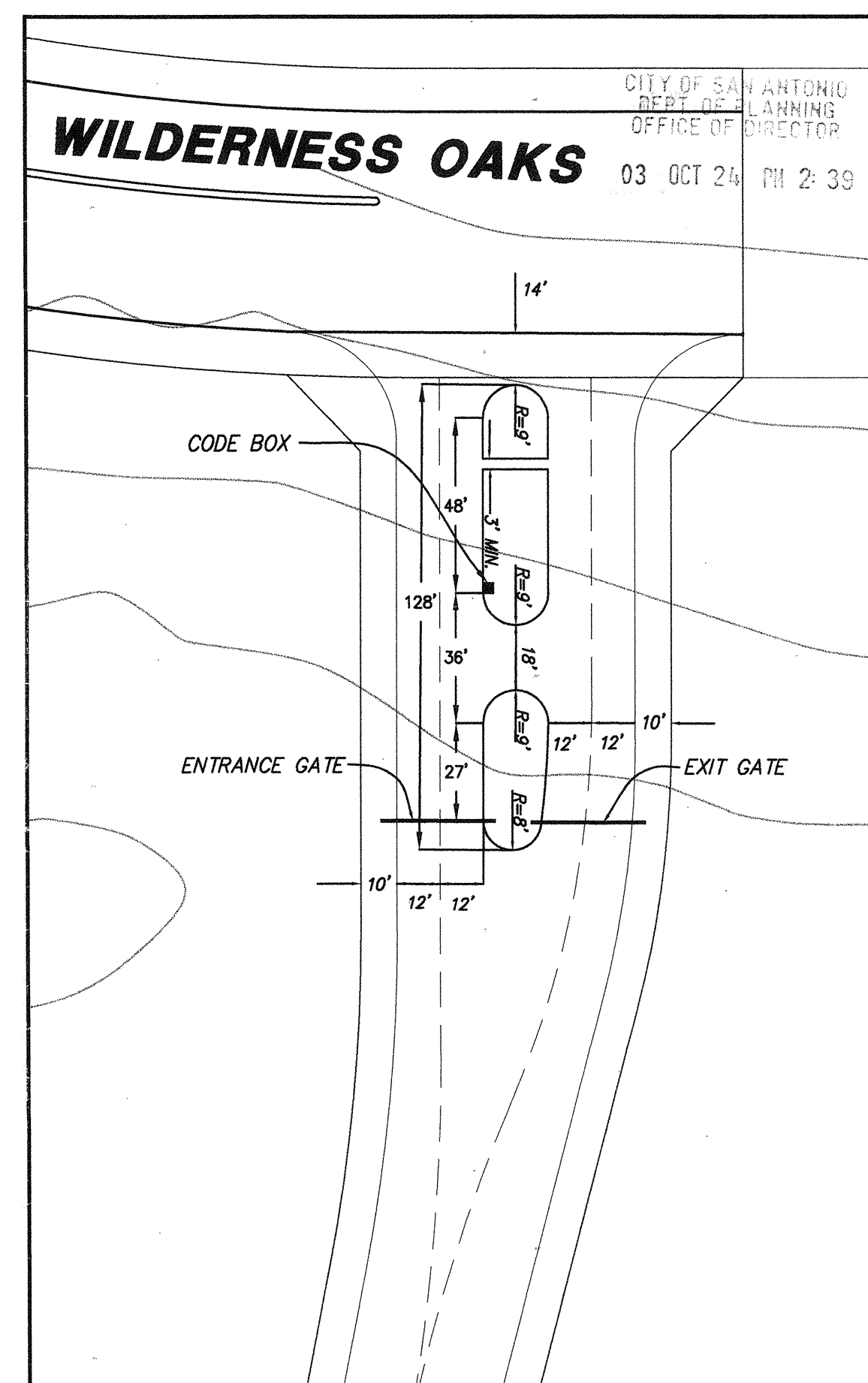
PROJECT INFORMATION

OWNER/DEVELOPER: 281 CANYON PARTNERS, LTD.
1600 N. COLLINS, SUITE #2100
RICHARDSON, TEXAS 75080
TEL: (972) 644-2400

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY

CATEGORY STATUS: CATEGORY I
VESTED RIGHTS: VRP #02-01-061

GATED ENTRANCE DETAIL
1" = 40'



REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

AMENDMENT OF
MOUNTAIN LODGE, UNIT-7
PLANNED UNIT DEVELOPMENT PLAN NO. 01-007A

JOB NO. 4568-52
DATE JANUARY 2001
DESIGNER BPL
CHECKED ARC DRAWN BPL
SHEET 1



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Al chua, P.E.

DATE: November 12, 2003

Address: Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 01-007A (Amendment)
Units 7

Name: Mountain Lodge,

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873